



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

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**CITY OF YAKIMA**

**NOTICE OF APPLICATION, NOTICE OF PUBLIC HEARING AND DETERMINATION  
OF NON-SIGNIFICANCE**

**DATE:** June 2, 2015  
**TO:** SEPA Reviewing Agencies, and Interested Parties  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Notice of Application, Public Hearing and Determination of Non-Significance

**NOTICE OF APPLICATION**

**Project Location:** Citywide.  
**Project Applicant:** City of Yakima, Planning Division  
**File Numbers:** SEPA #020-15  
**Date of Application:** May 28, 2015  
**Date of Determination of Completeness:** May 29, 2015

**PROJECT DESCRIPTION**

The City of Yakima Planning Department and Yakima Air Terminal are proposing an amendment to the City of Yakima's Urban Area Zoning Ordinance amending and superseding the City's existing Airport Safety Overlay (ASO) which purpose is to protect the airspace around the Yakima Air Terminal at McAllister Field from airspace obstructions or hazards and incompatible land uses in proximity to the Yakima Air Terminal at McAllister Field.

The new chapter proposes language which:

1. Redefines the ASO protection areas from two to six zones which are based upon scientific information provided by the Federal Aviation Administration, and Washington State Department of Transportation (WSDOT) Aviation Division;
2. Provides individual building height restrictions per zone which are based upon the potential for airspace obstruction of the FAA Part 77 airspace;
3. Further limits and/or prohibits permitted land uses which are incompatible with airport operations, or present a hazard to the public within the underlying zoning districts; and
4. Redefines the land use application process for land uses located within the confines of the Airport Safety Overlay. **(See Environmental Checklist SEPA#020-15 for further description and explanation online at: <http://www.yakimawa.gov/postcard/>**

**ENVIRONMENTAL REVIEW**

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts, and has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not

required under RCW 43.21C.030 (2) (c). The information relied upon in reaching this determination is available to the public upon request at the City of Yakima Planning Division.

This DNS is issued under WAC § 197-11-340(2); the lead agency will not act on this proposal for 20 days from the date below.

Responsible Official: Joan Davenport, AICP  
Position/Title: SEPA Responsible Official  
Phone: (509) 575-6163  
Address: 129 N. 2<sup>nd</sup> Street, Yakima, WA 98901

Date: June 2, 2015

Signature: 

**REQUEST FOR WRITTEN COMMENTS:** Agencies, tribes, and the public are encouraged to review and comment on the proposed application. All written comments received by **June 22, 2015**, will be considered prior issuance of the final threshold determination. Please send written comments to: Joan Davenport, Community Development Director; City of Yakima, Department of Community Development; 129 North 2nd Street, Yakima, Washington 98901.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

**Required Permits – None.**

**Required Studies – None.**

**Existing Environmental Documents:** SEPA/GMA Integrated Environmental Summary.  
**Preliminary determination of the development regulations that will be used for project mitigation and consistency:** N/A

#### **NOTICE OF DECISION**

Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any question on this proposal, please contact Jeff Peters, Supervising Planner at (509) 575-6163 or by e-mail at [jeff.peters@yakimawa.gov](mailto:jeff.peters@yakimawa.gov).

**NOTICE OF PUBLIC HEARING** This application will require two public hearings; one closed record hearing before the City of Yakima Planning Commission to be followed by an open record public hearing before the Yakima City Council. The public hearing before the City of Yakima Planning Commission has been scheduled for **July, 8, 2015**, beginning at **3:30 pm**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.**



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):** City of Yakima Urban Area Zoning Ordinance Airport Safety Overlay Amendment.
2. **Applicant's Name & Phone:** City of Yakima Planning Department, 509-575-6183.
3. **Applicant's Address:** 129 North Second Street, Yakima, WA 98901.
4. **Contact Person & Phone:** Jeff Peters at (509) 575-6163
5. **Agency Requesting Checklist:** City of Yakima
6. **Date The Checklist Was Prepared:** May 27, 2015.
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** N/A
8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** Not at this time.

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9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: Yakima Air Terminal Airport Master Plan.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain: None pending

11. List any government approvals or permits that will be needed for your proposal, if known: SEPA determination, City of Yakima Planning Commission Public Hearing, and City Council Approval.

12. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

This proposal includes an amendment to the City of Yakima's Urban Area Zoning Ordinance amending and superseding the City's existing Airport Safety Overlay (ASO) which purpose is to protect the airspace around the Yakima Air Terminal at McAllister Field from airspace obstructions or hazards and incompatible land uses in proximity to the Yakima Air Terminal at McAllister Field.

The new chapter proposes language which:

- a. Redefines the ASO protection areas from two to six zones which are based upon scientific information provided by the Federal Aviation Administration, and Washington State Department of Transportation (WSDOT) Aviation Division;
- b. Provides individual building height restrictions per zone which are based upon the potential for airspace obstruction of the FAA Part 77 airspace;
- c. Further limits and/or prohibits permitted land uses which are incompatible with airport operations, or present a hazard to the public within the underlying zoning districts; and
- d. Redefines the land use application process for land uses located within the confines of the Airport Safety Overlay;

(see draft ordinance for more information).

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.: City limits.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>1. Earth</b>	
a. General description of the site (✓ one):	
<input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? N/A.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. See United States Department of Agriculture Soil Conservation Service <u>Soil Survey of Yakima County Area Washington</u>	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. See United States Department of Agriculture Soil Conservation Service <u>Soil Survey of Yakima County Area Washington</u>	
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. None	
f. Could erosion occur as a result of clearing, construction, or use'? If so, generally describe. N/A	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A	
<b>2. Air</b>	
a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. N/A.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A	
<b>3. Water</b>	
a. Surface:	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Although this is a non-project action, the primary area that the ASO will cover has the following streams: Wide Hollow, Ahtanum, Bachelor, and Spring Creeks.</p>		
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>N/A</p>		
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>N/A</p>		
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>		
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>N/A</p>		
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>N/A</p>		
b. Ground:		
<p>1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>N/A</p>		
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>N/A</p>		
c. Water Runoff (including stormwater):		
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>N/A</p>		
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>N/A</p>		

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: N/A</p>	
<p>4. Plants:</p>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
<p>Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other</p>	
<p>Evergreen Green: <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other</p>	
<p><input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input checked="" type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other</p>	
<p>Other Types Of Vegetation:</p>	
<p>b. What kind and amount of vegetation will be removed or altered? None</p>	
<p>c. List threatened or endangered species known to be on or near the site. There are minor amounts of threatened or endangered species know to live in or around the city limits of Yakima, however this proposal does not involve any change to the land or habitat, and is considered none-project.</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A</p>	
<p>5. Animals:</p>	
<p>a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:</p>	
<p>Birds: <input checked="" type="checkbox"/> Hawk <input checked="" type="checkbox"/> Heron <input checked="" type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p>	
<p>Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input checked="" type="checkbox"/> Beaver <input type="checkbox"/> Other</p>	
<p>Fish: <input checked="" type="checkbox"/> Bass <input checked="" type="checkbox"/> Salmon <input checked="" type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p>	
<p>b. List any threatened or endangered species known to be on or near the site. There are minor amounts of threatened or endangered species know to live in or around the city limits of Yakima, however this proposal does not involve any change to the land or habitat, and is considered none-project.</p>	
<p>c. Is the site part of a migration route? If so, explain. Migratory birds may utilize property within the City limits; however this proposal does not involve any change to the land or habitat, and is considered none-project.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: N/A</p>	
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. N/A</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. N/A</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: N/A</p>	
<p>7. Environmental Health</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. N/A</p>	
<p>1. Describe special emergency services that might be required. N/A</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any: N/A</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? N/A</p>	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. N/A</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any: N/A</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? N/A</p>	
<p>b. Has the site been used for agriculture? If so, describe. Many of the properties within the City of Yakima have been used for agriculture purposes in the past.</p>	
<p>c. Describe any structures on the site. N/A</p>	
<p>d. Will any structures be demolished? If so, what? N/A</p>	
<p>e. What is the current zoning classification of the site? The current zoning classifications which are effected by these amendments are as follows: SR, R-1, R-2, R-3, B-1, B-2, HB, SCC, LCC, AS, GC, CBD, RD, and M-1</p>	
<p>f. What is the current comprehensive plan designation of the site? The Comprehensive Plan designations within the City of Yakima area as follows: Low Density Residential, Medium Density Residential, High Density Residential, Professional Office, Neighborhood Commercial, Community Commercial, General Commercial, Regional Commercial, CBD Core Commercial, and Industrial.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site? N/A</p>	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. N/A – Non-Project Action</p>	
<p>i. Approximately how many people would reside or work in the completed project? N/A</p>	
<p>j. Approximately how many people would the completed project displace? N/A</p>	

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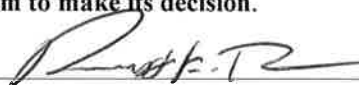
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
k. <b>Proposed measures to avoid or reduce displacement impacts, if any.</b> N/A	
l. <b>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</b> The existing proposal will modify the above mentioned City of Yakima regulations and land use plans.	
<b>9. Housing</b>	
a. <b>Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b> N/A	
b. <b>Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b> N/A	
c. <b>Proposed measures to reduce or control housing impacts, if any:</b> N/A	
<b>10. Aesthetics</b>	
a. <b>What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed?</b> The tallest height that this ordinance allows for an antenna in the residential and historic districts is sixty feet. In all other zones 100 feet is the maximum allowed height.	
b. <b>What views in the immediate vicinity would be altered or obstructed?</b> N/A	
c. <b>Proposed measures to reduce or control aesthetic impacts, if any:</b> The draft ordinance proposes to impose screening and other site design criteria to reduce the aesthetic impacts of wireless communication facilities (see draft ordinance for additional information).	
<b>11. Light and Glare</b>	
a. <b>What type of light or glare will the proposal produce? What time of day would it mainly occur?</b> None, however the ordinance does provide regulation of lighting.	
b. <b>Could light or glare from the finished project be a safety hazard or interfere with views?</b> N/A	
c. <b>What existing off-site sources of light or glare may affect your proposal?</b> None	
d. <b>Proposed measures to reduce or control light and glare impacts, if any:</b> None, however the ordinance does provide regulation of lighting.	
<b>12. Recreation</b>	
a. <b>What designated and informal recreational opportunities are in the immediate vicinity?</b> N/A	
b. <b>Would the proposed project displace any existing recreational uses? If so, describe.</b> N/A	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A</p>		
<b>13. Historic and Cultural Preservation</b>		
<p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. N/A</p>		
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site. N/A</p>		
<p>c. Proposed measures to reduce or control impacts, if any: N/A</p>		
<b>14. Transportation</b>		
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. N/A</p>		
<p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop? N/A</p>		
<p>c. How many parking spaces would the completed project have? N/A How many would the project eliminate? N/A</p>		
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). N/A</p>		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. The draft ordinance proposes regulations which protect both the general public and the airspace and use of the Yakima Air Terminal which the ASO is center upon.</p>		
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. N/A</p>		
<p>g. Proposed measures to reduce or control transportation impacts, if any: N/A</p>		
<b>15. Public Services</b>		

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)		Space Reserved for Agency Comments
a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: N/A		
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. N/A		
16. Utilities		
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.		
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. N/A		
C. SIGNATURE (To be completed by the applicant.)		
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.		
 Property Owner or Agent Signature		Airport Mgr. 5-20-15 Date Submitted
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW		

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)		Space Reserved For Agency Comments
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.		
<b>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</b> The proposed Zoning Ordinance change will not affect how land uses discharge to water, emissions to the air, storage, or release of toxic or hazardous substances, or the production of noise.		
<b>Proposed measures to avoid or reduce such increases are:</b> As the proposal will not increase any of the above environmental conditions, no measures to avoid or reduce these conditions have been proposed.		
<b>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</b> The proposed zoning changes will not affect plants, animals, fish, or marine life as all the proposed changes will not change any existing environmental regulations.		
<b>a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b> As the proposal will not effect any of the above animal life, no measures to protect or conserve plant and animal life has been proposed.		

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>3. How would the proposal be likely to deplete energy or natural resources? The proposed zoning amendments do not involve regulations dealing with energy or natural resources.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: None proposed.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposed zoning amendment does not propose any change to regulations for environmentally sensitive areas or areas designated for governmental protection.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: None proposed.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? No change to land and shoreline uses are proposed.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: None proposed</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed zoning changes would not be likely to increase demand on the transportation or public service system and utilities as the regulatory changes only address processing of various land use applications.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: None proposed.</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposed zoning amendments will not conflict with any local, state, or federal laws, or requirements for the protection of the environment.</p>	

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